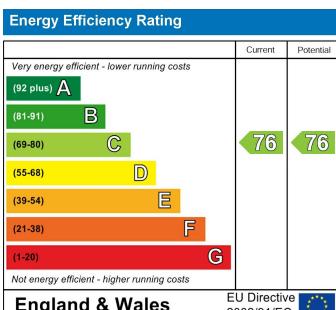


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## Summer Oaks Motcombe

Contemporary Village Living at Its Best – Stylish 808 sq ft Coach House in Motcombe:-

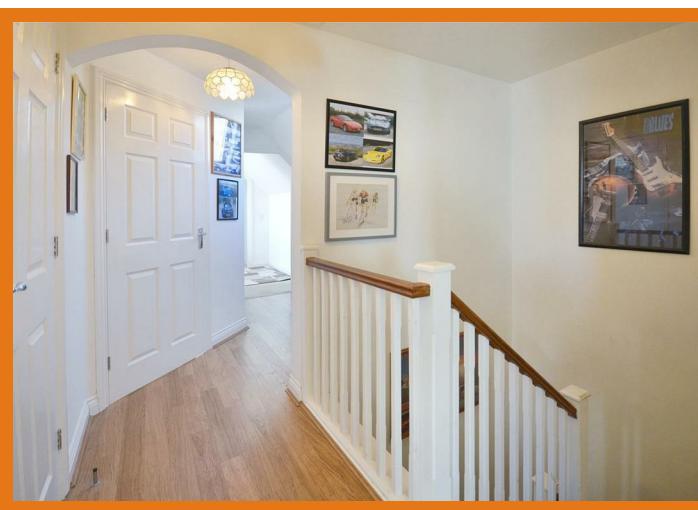
Situated close to the heart of the ever-popular village of Motcombe, this sleek and stylish modern coach house offers 808 sq ft/75 sq. m of beautifully designed living space—just a short stroll from all the local amenities.

Step inside and immediately feel at home. The welcoming entrance hall and porch provide a practical yet charming space for coats, boots, and everyday life. Head upstairs to a bright and airy landing, where there's even room for a cosy study nook—ideal for working from home or unwinding with a good book. The open-plan living area is the true showstopper—light, spacious and cleverly arranged for modern life. The kitchen area features contemporary units and integrated appliances, while the living and dining spaces flow effortlessly for entertaining or relaxing in comfort.

There are two bedrooms: a well-proportioned single and a generous double complete with its own en-suite shower room, alongside a stylish main bathroom. Every inch of this 808 sq ft home is thoughtfully laid out to maximise space and style. Outside, enjoy the bonus of a private courtyard garden, a garage, and two parking spaces—rare and valuable features in such a sought-after village setting.

Offered with no onward chain, this move-in-ready home is ideal as a first-time buy, a smart investment, a peaceful country bolt-hole from city life, or a secure UK lock-up-and-leave. This is more than just a property—it's a lifestyle. Stylish, spacious, and superbly located - come and see it for yourself - it's waiting to welcome you.

Guide Price  
£225,000



## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a reception area with a further door that opens into the main entrance. This has plenty of space for coats, boots and shoes, and stairs rise up to the main accommodation. There is a landing with ample room for a study space and doors lead off to the main rooms. For practicality and appearance, the floor is laid in a wood effect laminate that continues through into the open plan living space and into bedroom two.

The spacious open plan living space, looks out to the front of the property and has a view of trees, which in winter would allow field views. There is ample space for relaxing and dining. There is also a large storage cupboard that houses the boiler. The kitchen is fitted with floor cupboards with drawers and a tall larder style cupboard fitted with shelves. You will find a good amount of work surfaces with a matching upstand and a stainless steel sink and drainer with a mixer tap. There is space for a fridge/freezer and the washing machine is integrated. The electric oven is built in with a gas hob and extractor hood above.

The main bathroom has an arched window to the front of the building and is fitted with a modern suite consisting of a bath with mixer tap

and hand held shower attachment, a WC and a pedestal wash hand basin. The floor is laid in an attractive and practical ceramic tile effect vinyl. There is a single bedroom and a good sized double bedroom, which benefits from an en-suite shower room.

#### Outside

##### Garage and Parking

The is a good sized single garage with parking in front for one car, which is located at the left hand end of the block by the garden gate. There is also another space for visitors to the Coach House - this is in front of the door.

##### Courtyard Garden

From the parking area there is a timber gate that opens to a courtyard garden, which is laid to paving stones and provides a delightful outdoor space for relaxing and pottering.

#### Useful Information

Energy Efficiency Rating C

Council Tax Band B

uPVC Double Glazing - Velux windows are wood framed

Gas Fired Central Heating from a combination boiler

Mains Drainage

Freehold - and owning the freehold of the garages beneath, which are held on a peppercorn ground rent

No Onward Chain

#### Location and Directions

The property is located in the popular and pretty village of Motcombe which lies between the towns of Gillingham and Shaftesbury and not far from the Wiltshire village of Mere. The village itself boasts an active community with villagers looking after communal areas and running the village shop which also has a tea room and visiting post office. There is a village hall which hosts a variety of activities with the recreational ground lying behind. The parish church was rebuilt in 1846 and has a font dating back to Norman times and the primary school is situated close by. Just outside the village there is the Copperidge Inn with rooms and a restaurant and is a popular location for wedding parties. Shaftesbury and Gillingham both offer a good selection of independent shops and chain stores with Gillingham having a mainline train station serving London Waterloo and the West Country.

Postcode - SP7 9NW

What3words - ///mornings.broached.hobble

**DISCLAIMER:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.